

1. There Is No Agenda For This Meeting. Please View The Related Documents.

1.1. Planning And Zoning Agenda 10-21-21

Documents:

[10-21-21 PLANNING AND ZONING AGENDA.PDF](#)



**NOTICE OF MEETING  
OF THE  
PLANNING AND ZONING COMMISSION  
OF  
LLANO, TEXAS**

## **Agenda**

This notice is posted pursuant to the Texas Open Meetings Act. Notice is hereby given that a **Planning and Zoning Meeting** of the City of Llano, Texas, will be held on **Thursday, October 21, 2021, at 5:30 PM.** In the City Hall Council Chambers at 301 W. Main Street, Llano, Texas 78643, at which time the following subjects will be discussed:

**A. CALL TO ORDER**

**B. PUBLIC COMMENTS-Non-Agenda Items**

**C. CONSENT AGENDA**

1. Approval of minutes from Regular Called meeting on August 19, 2021, Planning and Zoning meeting.

**D. PUBLIC HEARING-**

The City of Llano Planning and Zoning Commission will conduct a public hearing to receive written or hear oral testimony regarding a replat to move the platted lot line 6 feet to the west at 104 W Houston. This would put the lot line 4 feet between each house.

The City of Llano Planning and Zoning Commission will conduct a public hearing to receive written or hear oral testimony regarding a replat of Oatman Addition BLK A N ½ of LT 1 All of LT 3 and NW 5.76' of LT 2 to be known as LTS 3A and 1A, BLK A Oatman's Addition.

**E. REGULAR AGENDA**

1. Discussion and possible action regarding a replat of Holden Addition BLK 69 LTS 4 & 5. The physical address is 104 W Houston.
2. Discussion and possible action regarding a replat of Oatman Addition BLK A N ½ of LT 1 All of LT 3 and NW 5.76' of LT 2 to be known as LTS 3A and 1A, BLK A Oatman's Addition.

## **F. ADJOURNMENT**

Although a quorum of the members of Councilmembers and/or other Boards or Commissions may or may not be in attendance, this notice is being posted to meet the requirements of the Texas Open Meetings Act and subsequent opinions of the Texas Attorney General's Office. I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Planning and Zoning Commission of the City of Llano, was posted on the bulletin board in front of Llano City Hall, 301 W. Main, Llano, Texas, by 5:30 p.m. on Monday, October 18, 2021, which is readily accessible to the public at all times. Said Notice remained so posted continuously for at least seventy-two (72) hours proceeding the scheduled time of said Meeting. I further certify that the following news media were properly notified of this meeting as stated above.

---

Brenda Poe, TRMC, City Secretary

Date \_\_\_\_\_



**NOTICE OF MEETING  
OF THE  
PLANNING AND ZONING COMMISSION  
OF  
LLANO, TEXAS**

**Minutes**

This notice is posted pursuant to the Texas Open Meetings Act. Notice is hereby given that a **Planning and Zoning Meeting** of the City of Llano, Texas, will be held on **Thursday, August 19, 2021, at 5:30 PM.** In the City Hall Council Chambers at 301 W. Main Street, Llano, Texas 78643, at which time the following subjects will be discussed:

**A. CALL TO ORDER-5:30 p.m. All members were present.**

**B. PUBLIC COMMENTS-Non-Agenda Items**

**C. CONSENT AGENDA**

1. Approval of minutes from Regular Called meeting on July 15, 2021, Planning and Zoning meeting. **Motion was made by Trecey Johnson, with a second by Diane Firestone, to approve the consent agenda item. All in favor, motion carried, none opposed.**
2. Approval of minutes from Special Called meeting on August 6, 2021, Planning and Zoning meeting. **Motion was made by Frank Machuga, with a second by Diane Firestone, to approve the consent agenda item. All in favor, motion carried, none opposed.**

**D. PUBLIC HEARING- Opened public hearing at 5:32p.m.**

The City of Llano Planning and Zoning Commission will conduct a public hearing on Thursday August 19, 2021, at 5:30p.m. in the City Council Chambers, located at 301 W Main St., Llano, TX 78643, to receive written or hear oral testimony regarding a replat of Parkview acres E ½ of LT 34 16.526 AC, to be known as Parkview Acres Lt 34 North East .7 AC, City

of Llano, Llano County, Texas. The physical address is 208 Post Oak Drive.

The City of Llano Planning and Zoning Commission will conduct a public hearing on Thursday August 19, 2021, at 5:30p.m. in the City Council Chambers, located at 301 W Main St., Llano, TX 78643, to receive written or hear oral testimony regarding a replat to move the platted lot line 6 feet to the west at 104 W Houston. This would put the lot line 4 feet between each house.

The City of Llano Planning and Zoning Board will hold a public hearing at 5:30 p.m. on Thursday, August 19, 2021, at Llano City Hall, 301 W. Main St., Llano, Texas to receive written and/or oral comments regarding a special use permit to place a bed and breakfast in a single family – 1 (SF-1) District at 1809 Old Fredericksburg Road.

The City of Llano Planning and Zoning Board will hold a public hearing at 5:30 p.m. on Thursday, August 19, 2021, at Llano City Hall, 301 W. Main St., Llano, Texas to receive written and/or oral comments regarding a special use permit to place a bed and breakfast in a single family – 2 (SF-2) District at 1105 Hickory St.

**Closed- 5:53p.m.**

#### **E. REGULAR AGENDA**

1. Discussion and possible action regarding a replat of Parkview acres E ½ of LT 34 16.526 AC. The physical address is 208 Post Oak Drive. **Motion was made by Diane Firestone, with a second by Frank Machuga, to send the replat of 208 Post Oak to council subject to getting a survey after approval. All in favor, motion carried, none opposed.**
2. Discussion and possible action regarding a replat of Holden Addition BLK 69 LTS 4 & 5. The physical address is 104 W Houston. **Motion was made by Binky Morgan, with a second by Diane Firestone, to send the replat of 104 W Houston to council subject to getting a survey after approval. All in favor, motion carried, none opposed.**
3. Discussion and possible action regarding specific use permit to allow a bed and breakfast in a single family – 1 (SF-1). The physical address is 1809 Old Fredericksburg Road. **Motion was made by Treacy Johnson, with a second by Binky Morgan, to**

**send the specific use permit of 1809 Old Fredericksburg Road to council. All in favor, motion carried, none opposed.**

4. Discussion and possible action regarding specific use permit to allow a bed and breakfast in a single family – 2 (SF-2). The physical address is 1105 Hickory. **Motion was made by Frank Machuga, with a second by Diane Firestone, to send the specific use permit of 1105 Hickory to council. All in favor, motion carried, none opposed.**

**F. ADJOURNMENT Closed-5:55p.m.**

Although a quorum of the members of Councilmembers and/or other Boards or Commissions may or may not be in attendance, this notice is being posted to meet the requirements of the Texas Open Meetings Act and subsequent opinions of the Texas Attorney General's Office. I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Planning and Zoning Commission of the City of Llano, was posted on the bulletin board in front of Llano City Hall, 301 W. Main, Llano, Texas, by 5:30 p.m. on Monday, August 16, 2021, which is readily accessible to the public at all times. Said Notice remained so posted continuously for at least seventy-two (72) hours preceding the scheduled time of said Meeting. I further certify that the following news media were properly notified of this meeting as stated above.

---

Erica Berry, TRMC, City Secretary

Date\_\_\_\_\_

VACATION OF PLAT  
REQUEST FORM

Name: John Short Address: 807 Crocus Dr. Date: 7.9.21  
Cedar Park, TX  
78613

Phone: 512 965 1715 Email: Johnrayshort@gmail.com

Nature of Request  
104 W. Houston St. Llano has two homes on one property.  
One of the original lot lines goes through the smaller home  
called 104A. I'd like to re-draw that lot line to make the two  
homes on separate pieces of property.

Plat Name: Lot 4 and 5, Block 69, Holden Addition, an addition  
Vol. J Pg. 639 in Llano, Co TX

Legal description for area of request \_\_\_\_\_

Zoning District of request \_\_\_\_\_

Present zoning requirement \_\_\_\_\_

REQUEST FEE - non refundable-\$250.00 plus \$10.00 per lot plus \$75.00 GIS plus  
Engineer Review fees plus actual USPS costs (cost includes \$.50 per certified/return receipt  
letter mailed, depending on the number of property owners notified)

Owner(s) Signature John Short

Code Enforcement Dept. - Reasoning / Recommendation: \_\_\_\_\_ Approval:  Yes  No Initial \_\_\_\_\_

City Secretary - Reasoning / Recommendation: \_\_\_\_\_ Approval:  Yes  No Initial \_\_\_\_\_

City Manager - Reasoning / Recommendation: \_\_\_\_\_ Approval:  Yes  No Initial \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF LLANO  
 KNOWN ALL MEN BY THESE PRESENTS, THAT I, JOHN SHORT, BEING THE OWNER OF THE LANDS SHOWN HEREON, DO HEREBY CERTIFY THAT THE MAP AND PLAN ADOPTED HEREIN, SHOWING THE SUBDIVISION OF THE LANDS SHOWN HEREON, INTO LOTS, BLOCKS, STREETS, PASSAGEWAYS AND EASEMENTS SHOWN HEREON, TO BE DEDICATED TO THE PUBLIC FOREVER.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021  
 OWNER \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF LLANO  
 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY, AND STATE, ON THIS DAY PERSONALLY APPEARED JOHN SHORT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND WHOSE ADDRESS IS AS SHOWN THEREIN, AND HE DECLARED THAT HE IS THE OWNER AND HOLDER OF THE INTEREST IN THE PROPERTY DESCRIBED IN SAID INSTRUMENT, AND HE HAS NOT BEEN DEPRIVED OF THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
 COUNTY OF LLANO  
 KNOWN ALL MEN BY THESE PRESENTS, THAT SARA SHORT BEING THE OWNER OF THE LANDS SHOWN HEREON, DO HEREBY IN ALL THINGS ACCEPT AND ADOPT THE MAP AND PLAN OF SUBDIVISION SHOWN HEREON AND DO HEREBY DEDICATE THE STREETS, PASSAGEWAYS AND EASEMENTS SHOWN HEREON TO THE USE OF THE PUBLIC FOREVER.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

OWNER \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF LLANO  
 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY, AND STATE, ON THIS DAY PERSONALLY APPEARED SARA SHORT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND WHOSE ADDRESS IS AS SHOWN THEREIN, AND SHE DECLARED THAT SHE IS THE OWNER AND HOLDER OF THE INTEREST IN THE PROPERTY DESCRIBED IN SAID INSTRUMENT, AND SHE HAS NOT BEEN DEPRIVED OF THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
 COUNTY OF LLANO  
 I, MARCI HADELER, COUNTY CLERK OF COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS DULY RECORDED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN INSTRUMENT NO. \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

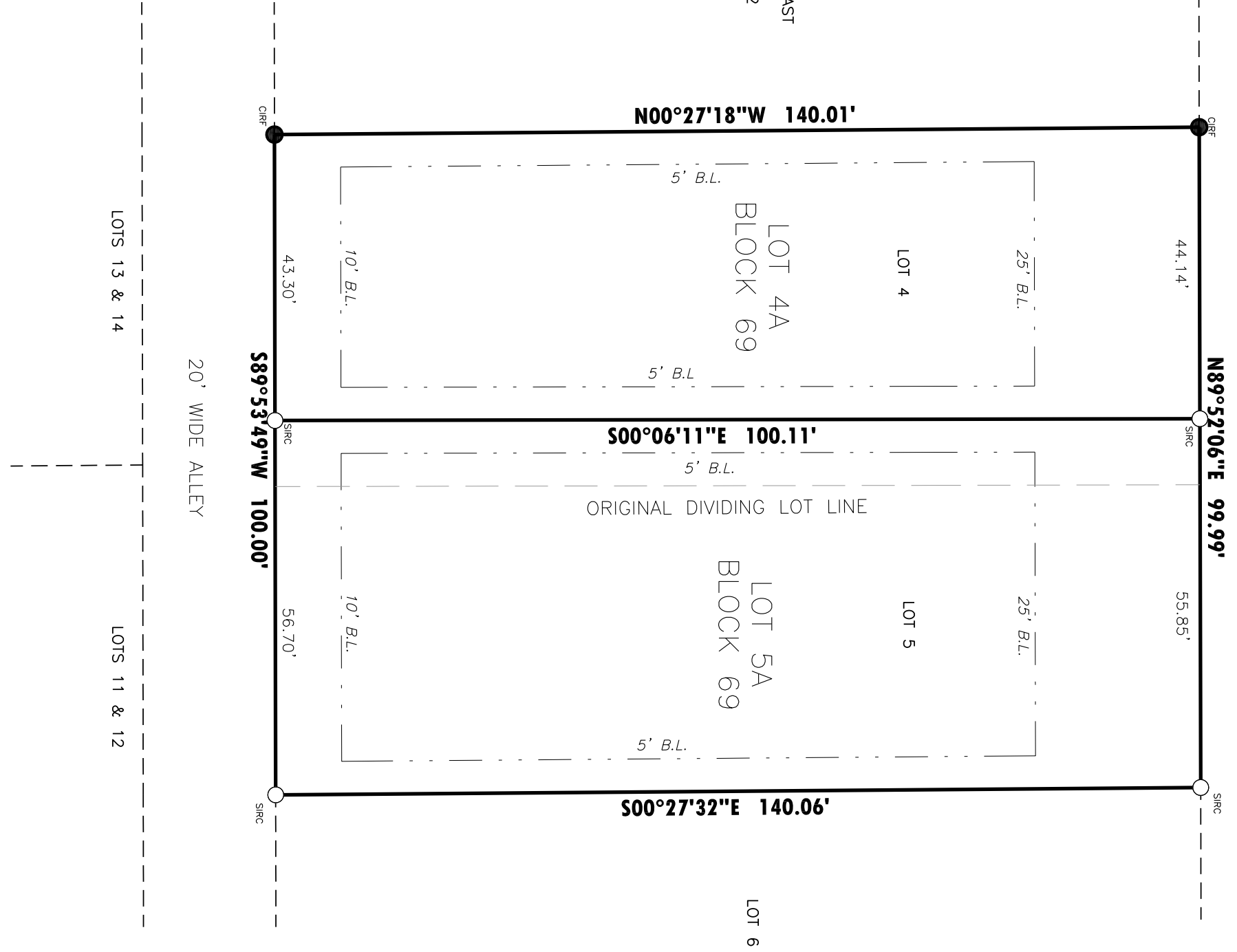
MARCI HADELER, COUNTY CLERK OF LLANO COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF LLANO  
 I, GAIL LANG, MAYOR OF THE CITY OF LLANO, LLANO COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE MAP AND PLAN HEREON, WHICH CERTIFICATE OF RECORDATION HAVING BEEN FILED WITH THE CITY COUNCIL OF THE CITY OF LLANO, TEXAS AT A REGULAR MEETING HELD AND CONVENED ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, AND BY SAID COUNCIL DULY CONSIDERED AND FOUND TO COMPLY WITH THE LAWS AND STATUTES OF THE STATE OF TEXAS AND ORDINANCES OF THE CITY OF LLANO, WERE ON THIS DATE APPROVED AND ORDERED TO BE FILED ON THE MINUTES OF SAID MEETING IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_, AND IN THE PLAT RECORDS OF THE OFFICE OF THE COUNTY CLERK OF LLANO COUNTY, TEXAS.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

GAIL LANG, MAYOR, CITY OF LLANO, TEXAS  
 ATTEST: \_\_\_\_\_ SECRETARY

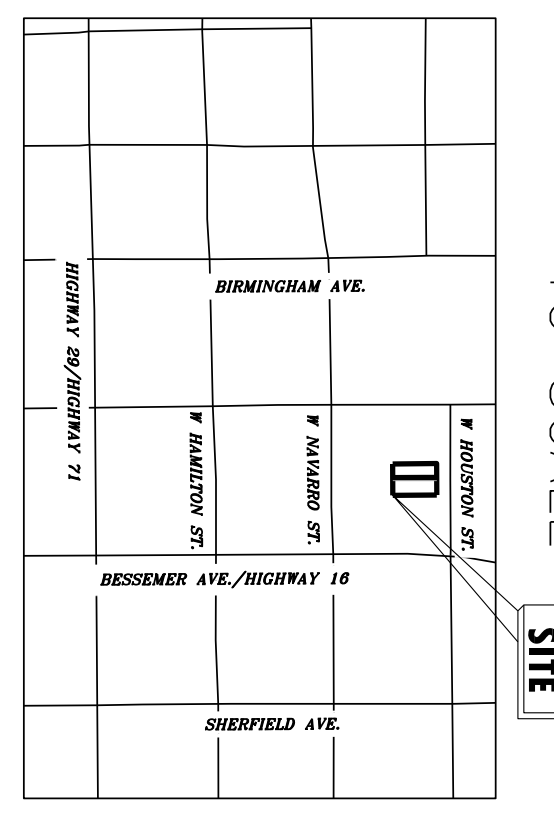
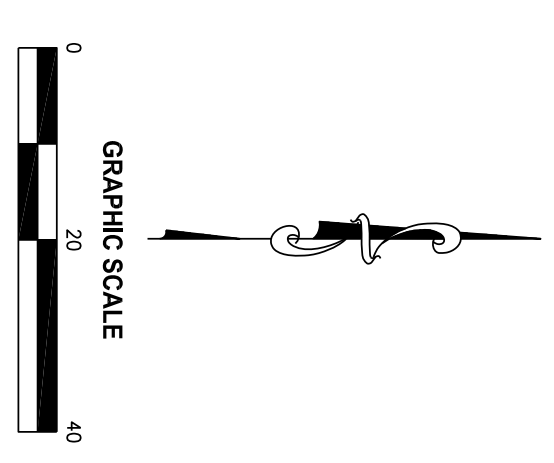
CHRIS WALTERSCHEIDT  
 RPLS 6180



APPROVED BY THE CITY OF LLANO PLANNING COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

THIS PROPERTY IS ZONED: SF-4  
 BY THE CITY OF LLANO PLANNING COMMISSION

STATE OF TEXAS  
 COUNTY OF LLANO  
 I, CHRIS WALTERSCHEIDT, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT OF "RE-PLAT OF LOTS 4 & 5, BLOCK 69, HOLDEN ADDITION" WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAME AS I LOCATED ITS COMPONENT PARTS ON THE GROUND. WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021



LOCATION MAP NOT TO SCALE

LEGEND / ABBREVIATIONS

- ADJOINER LINE
- BOUNDARY LINE
- IRON ROD FOUND
- CAPPED IRON ROD SET
- CIRF CAPPED IRON ROD FOUND
- CIRF CAPPED IRON ROD SET

GENERAL NOTES

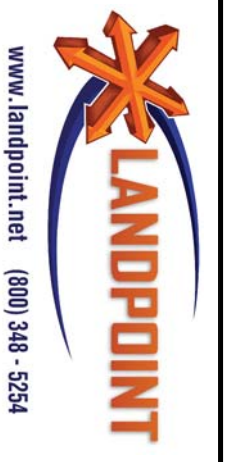
1. SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE OF THE 100 YR FLOODPLAIN) AS GRAPHICALLY IDENTIFIED ON LLANO COUNTY, FEMA F.I.R.M., MAP NO. 48299C0195D, DATED JANUARY 29, 2021
2. BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE.
3. THE DISTANCES SHOWN HEREON ARE GRID VALUES. FOR SURFACE VALUES A COMBINED SCALE FACTOR OF 1.00012880 FEET.
4. THIS PLAT HEREBY DELETES AND TAKES PLACE OF LOTS 4 & 5, BLOCK 69, HOLDEN ADDITION, RECORDED IN VOLUME J, PAGE 633, DEED RECORDS OF LLANO COUNTY, TEXAS.
5. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL CITY OF LLANO, TEXAS SUBDIVISION REGULATIONS AND/OR LAND USE REGULATIONS.
6. OWNER: JOHN & SARA SHORT  
 ADDRESS: 807 GROGUS DRIVE  
 CEDAR PARK, TEXAS 78613

PHONE: \_\_\_\_\_

REPLAT OF LOTS 4 & 5  
 BLOCK 69, HOLDEN ADDITION  
 RECORDED IN VOLUME J, PAGE 633  
 PLAT RECORDS OF LLANO COUNTY, TEXAS



THIS PLAT IS HEREBY SUBMITTED TO THE CITY COUNCIL OF THE CITY OF LLANO, LLANO COUNTY, TEXAS.  
 MAYOR: GAIL LANG  
 MAYOR PRO TEM: KARA GILLILAND  
 COUNCILMAN: KELLI TUDYK  
 COUNCILMAN: LAURA ALMOND  
 COUNCILMAN: LARRY SAWYER  
 COUNCILMAN: J.R. DECKER



500 NORTH LOOP 1604 EAST,  
 SUITE 200  
 SAN ANTONIO, TX 78232  
 (318) 226-0100  
 www.landpoint.net  
 TBP.LS REG. NO. 10193814  
 SHEET 1 OF 1



VACATION OF PLAT  
REQUEST FORM

Name: ROGER BEASLEY INVESTMENTS LLC Date 9/21/21  
RICK STURDEVANT Address: 1206 HICKORY  
LIANO TX 78643

Phone: 281 839 6150 Email RICK@DOSROSTEVINA.COM

Nature of Request  
RE PLAT

Plat Name: \_\_\_\_\_  
Vol. \_\_\_\_\_ Pg. \_\_\_\_\_

Legal description for area of request Oatman Addition BLK A  
N 1/2 of LT1 All of LT3 and NW 5.76' of LT2

Zoning District of request SF2

Present zoning requirement SF2

REQUEST FEE - non refundable-\$250.00 plus \$10.00 per lot plus \$75.00 GIS plus  
Engineer Review fees plus actual USPS costs (cost includes \$.52 per certified/return receipt  
letter mailed, depending on the number of property owners notified)

Owner(s) Signature [Signature] FOR ROGER BEASLEY

ROGER BEASLEY  
Code Enforcement Dept. - Approval:  Yes  No Initial \_\_\_\_\_  
Reasoning / Recommendation: \_\_\_\_\_

City Secretary - Approval:  Yes  No Initial \_\_\_\_\_  
Reasoning / Recommendation: \_\_\_\_\_

City Manager - Approval:  Yes  No Initial \_\_\_\_\_  
Reasoning / Recommendation: \_\_\_\_\_



roger beasley <rkb6825@gmail.com>

---

**20210921\_VACATION OF PLAT REQUEST FORM.pdf**

1 message

---

**Rick Sturdevant** <rick@dosriostequila.com>

Tue, Sep 21, 2021 at 2:58 PM

To: Roger Beasley <rkb6825@gmail.com>, Audra Treadaway <atreadaway@rogerbeasley.com>

Roger,  
Please sign and return so I can represent you for the replat.  
Thanks

Sent from my iPhone

---

 **20210921\_VACATION OF PLAT REQUEST FORM.pdf**  
47K

**Electric Department-**      **Have utilities** \_\_\_\_ **Need utilities** \_\_\_\_      **Initial** \_\_\_\_  
**Reasoning/Recommendation:** \_\_\_\_\_

\_\_\_\_\_

**Water Department-**      **Have utilities** \_\_\_\_ **Need utilities** \_\_\_\_      **Initial** \_\_\_\_  
**Reasoning/Recommendation:** \_\_\_\_\_

\_\_\_\_\_

